

## 17.56.200 Secondary dwellings.

When allowed by Sections 17.06.030 et seq., (Allowable land uses and permit requirements) in the zone applicable to a site, secondary dwellings are subject to the requirements of this section.

A. Purpose. The board of supervisors finds that special regulations relating to the establishment and operation of secondary dwellings are necessary in order to implement Section 65852.2 of the California Government Code in a manner that will improve affordable housing and protect the health, safety and general welfare of the residents of Placer County.

B. Application Contents. The following materials in addition to other information required for a building permit application, shall be submitted to the planning department:

1. On a lot with an existing single-family dwelling, include floor plans and elevations of the second unit and a representative photograph of the primary unit.
2. Applications for secondary dwellings on vacant parcels shall include elevations and floor plans for both the main and second units.

C. Minimum Lot Area.

1. Where the minimum lot area required by the applicable zone district is ten thousand (10,000) square feet or less, the minimum lot area required for a secondary dwelling shall be one hundred fifty (150) percent of the minimum lot area specified for the zoning district in which the lot is located.
2. When located within zone C1 as identified in the airport land use compatibility plan, the minimum lot area required for a secondary dwelling shall be four acres.
3. When located within either zone B1 or B2 as identified in the airport land use compatibility plan, the minimum lot area required for a secondary dwelling shall be twenty (20) acres.

D. Timing of Permit and Construction. A permit for a secondary dwelling may be issued and the unit constructed either simultaneously with or subsequent to the primary dwelling to be constructed on the site.

E. Design Standards for Secondary Units.

1. Maximum Floor Area. The maximum floor area allowed for a secondary dwelling, whether attached to the primary unit or detached, shall be based on the area of the lot as

follows. [Note: "Floor area" as used in this section means the living area of a dwelling, exclusive of any garage or carport, which is measured from the outside surfaces of exterior walls or walls between living areas and a garage.]

<b>Lot Area of Site [see Section 17.54.040(A)]</b>	<b>Maximum Secondary Dwelling Floor Area</b>
Less than 1 acre	640 sq. ft.
1 acre to 2.29 acres	840 sq. ft.
2.3 to 4.59 acres	1,000 sq. ft.
4.6 acres or more	1,200 sq. ft.

2. **Location of Secondary Dwelling.** Secondary dwellings on parcels smaller than one acre (net) in size shall either be attached to the primary unit or integrated with a detached accessory building (such as a garage).

3. **Attachment to Residential Accessory Structures.** Detached secondary dwellings may be attached to residential accessory structures as allowed in Section 17.56.180, as long as the secondary dwelling unit has a separate entrance with no internal circulation to the remainder of the residential accessory structure other than the garage for the secondary dwelling. See Section 17.56.180 for limitations on the total cumulative square footage of residential accessory structures on parcels of various sizes.

4. **Outdoor Covered Area.** Covered porches, decks, landing places and similar architectural features may be added to a secondary dwelling structure provided that any such covered feature is open on at least two sides and occupies an area no larger than twenty-five (25) percent of the allowable living space of the secondary dwelling.

5. **Appearance of Secondary Dwelling.** The secondary dwelling shall be architecturally compatible with the primary residence. For attached units, the appearance of the building shall remain that of a single-family residence.

6. **Parking Requirements.** In addition to parking required for the primary unit by Article 17.54, a secondary dwelling of six hundred forty (640) square feet or less shall be provided one off-street parking space; a larger secondary dwelling shall be provided two spaces.

F. **Owner Occupancy Required.** Either the primary or secondary dwelling on the site shall be occupied by the owner of the property. Failure to comply with this requirement shall

be a violation of the county code and subject to enforcement action by the county.

G. General Development Requirements. Construction associated with any secondary dwelling shall conform to the height, setback, lot coverage, square footage limitations, site plan review, fees, charges and other requirements generally applicable to residential construction within the zone district where the subject property is located.

H. Park Fees. Fees shall be paid to Placer County for the development of park and recreation facilities. The amount of such fees shall be as specified in Section 16.08.100 or 16.20.228 of the Placer County Code prior to building permit issuance.

I. Deed Restriction. Prior to issuance of a building permit for a secondary dwelling, the owner shall record a deed restriction which addresses the restrictions on such units contained herein. (Ord. 5252-B (Exh. A) (part), 2003: Ord. 5126-B (part), 2001)